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SOCIETY OF AMERICAN ARTISTS.

TENTH EXHIBITION. TENTH EXHIBITION.

A few brilliant performances, much clever painting gone with considerable zest and force, and much work which is simply tentative, may be found in the exhibition of the Society of American Artists, which will be opened to the public to-morrow at the Yandell Gallery, Fifth-ave. and Nineteenth-st. The willingness of the cademy to accept examples of all schools of art has moved the original reason for the society's exhibitions, and the latter no longer have the distinctive character of half-a-dozen years ago. Two of the society's founders, Messrs. Warner and St. Gaudens, contributed nothing, although they are represented at the Academy, and other members, including the president, may be fairly judged by their work at the Academy exhibition. Yet the society gallery will be found a pleasant place to visit, for it contains many assurances of progress in the mastery of technique, and if experimental work is sometimes over-prominent, there is promise of more substantial achievements in

The exhibition contains many portraits, as usual. Mr. Sargent's full-length portrait is not the kind of work upon which lasting reputations are founded. It has almost the effect of a hasty sketch, cleverly dashed with much enjoyment of the showy arrangement of pink and black, the draping of the mantle, and pose of the head, but without any attempt at the adequate expression of the form throughout, or at truthful drawing in the hands or elsewhere. Beside this piece of echnics is its opposite, a quiet, restful, substantially painted, sympathetic portrait of a man with a riolin, by Mr. Wyatt Eaton, an admirable picture. the other side of Mr. Sargent is a portrait by Mr. Donoho, which pretends to be nothing more than a etch, and yet if a portrait is to interest us in the sublect as well as in the artist's dexterity, Mr. Donoho, ing his sketch for what it is, hardly need fear compar ns. Mr. Chase's charming full-length painting of a ther and child, the former in a Japanese tea-gown, her face barely seen, and his clever study of "Mr. Cheeks," are only to be noted in our limited space. Mr. B. W. Benson's out-door portrait of a young lady white, with a sunny, green field beyond and a gar ien in the background, may safely be numbered among the brilliant things of the exhibition, and this exhibit n of delicate perception, firmness and self-control in expression stamps the new-comer as a painter of much Elsewhere we find Mr. Beckwith's assimilaon of Whistler, in his portrait of two little orphan girls standing hand-in-hand; Mr. Cox's portrait of Mr. St. Gaudens at work; portraits by Messes. Weir and Rice and Miss Brewster, who seem to have been haunted by a desire for something "effective" in color; a portrait by Mr. Tarbell, who falls to live up to his last year's work; portraits by Miss Slade and Mr. Curran, and an excellent sketch head by Mr. Dannat. The figure paintings show an increase in "ideal sub-

which is entitled to all legitimate encouragement, even though there may be nothing here which can be praised without reserve. At one end of the is Mr. Tiffany's large memorial design, the chief figure excellent in color, but strangely plain and drawn, the children apparently portraits. Beneath this is Mr. A. H. Thayer's "An Angel," the face beautiful in drawn, the children apparently portraits. Beneath this its Mr. A. H. Thayer's "An Angel," the face beautiful in its simple devoutness as in its delicate execution and refined color, but the neck and arms strangely sturred, and the shadows turbid. At the opposite end of the gallery is Mr. Maynard's embodiment of "Civilization," a figure of considerable dignity, injured by chalkiness and absence of color. Mr. Cox, who continues to paint a model of abnormal brawn, exhibits a study of "Jacob Wrestling with the Angel," which is an unusual piece of work in these days, when exact expression of muscular action in the nude figure is so seldom seriously attempted. This is a creditable example of earnest endeavor, and yet the artist fails to convey a real sense of the play and tension of straining muscles, and thus loses much of the coutrast with the angel's calim. Mr. Cox also exhibits a nude figure, "September," the drawing seems exaggerated, but the coarseness of the figure relieved by better effects of color than usual. Mr. Wyatt Eaton exhibits an "Ariadne," and Mr. Dewing an "allegorical figure," the face curiously neglected, but the Japanese robe and background forming a delightful "arrangement in green." Mr. Demman, who has become a classicist for the nonce, exhibits a painting of a Greek malden making an offering to Aphredite, a picture of refinement and technical excellence, although the fisch coloring is not above reproach. Others of the figure paintings are Mr. Walker's "Chice," a picture of much meet in color and action; Mr. Chase's black and white "Hide and seek," false in perspective and drawing, superincially suggestive aff Mr. sargent, and yet piquant and engaging. Mr. Brush's embodiment of savagory and aestheticism, in his "inadian and Lily," better than usual in drawing, atthough the straining figure is anything but pictorial, a small figure by Mr. Shirlaw, who is better represented by his "Westward,"; a head by Mr. Fitz, and another which shows the excellent work of M. Renouf. Nothing among the painting its simple devoutness as in its delicate execution and there are several interesting studies in gray by Mr. Twachtman. Mr. Murphy brings "Gloom" and little else, Mr. Palmer shows good work, the Messrs. Jones have taken up the painting of snow, and there is a very promising winter scene by Mr. Eichilberger. Messrs. Sawyer, Kost, Harrison, Middleton, Hoeber, Platt and Teegin are among the other palmers of landscapes. One of the exhibition's surprises is furnished by Mr. Simmon's "Bay of St. Ives at Evening," a picture of much subtlety of color, although the point of view and certain questions of comparison are not readily explained, Mr. Horatio Walker's "Pig.sty" a bit of admirable color, and pictures by Messrs. Loomis, Whittredge, Tiggin and Kost. The sculpture is of less consequence than usual. Mr. French exhibits a design for a frieze, awkwardly composed, and lacking ease and grace. Mr. Donoghue shows an unremarkable bust of Mr. John Boyle O'Reilly, and there is work by Messrs. Elwell, Hartley and Boyle.

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The deuble store, iron front, five stories and basement, at an pipes and radiator, gas and gas fixtures. Oils elevator and engine, botler, rolling free shutters, black walnut racks, shelves, close a said rear portion of first floor partitiosed into two pertions in black walnut and large plate glass windows running to ceiling and every floor caclesed. The building, one of the best built and strongest in the city and is in excellent congition. First-class new private residences.
162 and 154 WEST 121ST-ST.
Between Lenov and 7th aves.
Four-story and basement handsomely finished.
Lease 2 or 3 years at \$1.500.
Enquire on premises.

FOUR-STORY brownstone high-stoop dwelling, 81 East 58ta-st. Apply to S. R. JOHNSON, 71 Wall-et. TO LET-UNFURNISHED.

CEOMWELL 247 West 125th-st.

1.153 BROADWAY.—Store to let for a light; large windew. Inquire H. J. WAHREARIOLE, 21,163 Broadway.

1.163 Broadway.

Unfurnished Gonse Wanted.

UPPER PART OF HOUSE, eight rooms, in

HOUSE, Box 12, Tribune Office.

HENRY WARD BEECHER,

Country Property for Sale and Co Let. BOSCOBEL.

NEW ELEVATED RAILROADS

in Brooklyn, brings prominently to the notice of home seekers tife long-expected fulfilment of

HENRY WARD BEECHER,
located upon the heights, 11-2 miles east of Peekskill,
en Hudson. It contains 36 acres under a high state of
cultivation, commanding an elegant view of the Hudson
and surrounding country; fine ornamental shade trees in
great variety, great abundance of the choicest varieties
of fruit, abundance of spring water, etc. The main
building is of brick, double walls, granite basement, and
slate roof; modern in every particular, and contains over
twenty rooms, exclusive of three bath-rooms, laundry, and
servants' rooms; stoam heated; has 14 bedrooms; also
the Homestead or Cottage, containing about 15 rooms;
stables, carriage-houses, barns, and other outbuildings is
great abundance; also extensive green-houses fully
few and excelled by none. It will be soid to quick
purchaser at a bargain. Full particulars with WILL1AM H. HOYT & CO., 5 Vanderbit-ave., opposite
Grand Central Depot, New-York City.

A complete directory of de-EAST RIVER TO MORRIS PARK, and calls renowed attention to the convenience and established merits of this coautiful property as a place of residence.

LOTS \$175 AND UPWARDS, SOLD ON A PAYMENT OF ONE-FIFTH IN CASH, REMAINDER OFF FOR CASH.

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TWO CITIES.

Taxes nominal. Churches, Schools and Stores nearby.
To purchasors of Lots who desire to build we extend

FINANCIAL AID.

GEORGE MAURE, SUPT., MORRIS PARK, L. L.

LILY POND. One mile from Sag Harbor, Long Island. This comple One mile from Sag Harbor, Long Island. This complete and charming country seat, which we must sell at once to cless an estate, is absolutely the greatest bargain in the market. Less than 1-3 value on easy terms will take it. Elegant mansion; conservatory, gas, water, steam heat, all conveniences; furnished resupletely; gardener's cettage; large stables; 73 areas of land in a commanding situation; cost, healthful, picturesque; beautiful lawns, tennis courforest park, romantic walks and drives; fine hunting and fishing on the place; gardens, orchards, dec, near sait water bathing, fishing and sainter; every cemfort, luxury and advantage that money, skill and taste can procure. A T CORNWALL-ON-HUDSON,-Gothic cot-A tage; ten rooms; stabling; two acres well improved; trult, lawn and shade. (Folio 2,999.) PHILLIPS & WELLS, Tribune Building. A -FOR SALE OR LEASE.-Suitable for

BIRDSEYE, CLOYD & BAYLISS, Attorneys.

ARVERNE 15 BY-THE-SEA."

ACCESSIBLE, QUIET, ELEGANT.

Thirty minutes by rail, directly on the scean front adjoining the Wave Crest of Far Rockaway. Long Island. Handsomer furnished cottages to trait, with bath, gas, &c. stabling. Two miles of beach. Choice ists and cottages for sale. Service and meals it desired from the new

TOPEKA AND ITS ADVANTAGES.

Population: 1880, 15,528; 1888, 45,000.
Important information to parties seeking a home in the fest or profitable Real Estate and Manufacturing Instruments, also Excursion Rates to the City, will be sens

and the Sound: must be seen to with at a bargain. Photographs, &c., with at a bargain. Photographs, &c., with AUKEN & Co., 71 Broadway.

A GENCY FOR MONTCLAIR,—Bargains in handsome residences and building sites; houses to let CLARENCE B. TUBBS, 5 Beckman-st. N. Y. AT MONTCLAIR, N. J., CHEAP.—To let, coser stone costage of 8 rooms, furnace, range, de.; 3 cores in fruit, graden and lawn; large stable and hashes CLARENGE B. TURBS, 5 Beckmanst. Room 105, N. Y. FOR SALE. - I'wo village lots, Nos. 1 and 2

POR SALE,—One of the best hotel properties at WATCH HILL, consisting of THE PLYMPTON HOUSE.

THE PLYMPTON HOUSE.

All completely furnished; a splenaid dook where steamers land, and about two and one-half acres of ground excellently located for costage sites. The owner has spent over \$35,006 in improving this property and putting everything in first-class shape during the last year.

The present tenant's lease expires with the coming season and the propriets has been effected \$5,000 rent for the property, but prefers to sell. Watch Hill is the coming season are the property and at the present time there is not sufficient notel accommodation, and at the price the owner would take for this property any first-class hotel man should be able to make a fortune in a few years by buying it.

I Forest Grove; 34 acres, beautifully situated on Man hasset Bay; house, 18 rooms, furnished, all modern improve ments. Apply to JOS, 8, SPINNEY, 664 Pine-at. FOR SALE. - At Glen Ridge, N. J., 25 minschools, churches and markets; possession April 15; also smaller cottage in vicinity. Inquire of agent at station, Gien Ruige, N. J.

Wish to sell at once my beautiful nearby country house, containing 3 acres, elegant lawns, shade and fruit, handsome grounds, &c., in the sest perfect conducton. INTERVISE ONLY, Tribune office.

I ONG BRANCH, Elberon, Monmouth Beach and vicinity.—To left, slegant furnished cottages, scean and river fronts; all conveniences. WILLIAM LANE, Long tyanob. MONTCLAIR, N. J.—SPECIALTY—Beauti-ful meter residences, sale and rent. PARSONS & TAYLOR, succeeding Home & Parsons, 79 Cedar-st., N. Y.

NEAR LAKE WARAMANG.—Desirable turnished house for said; or to real with or without board for the summer months. For particulars address HENRY M. BOLLES, New-Preston, Coun.

ROSEVILLE, N. J.—The beautiful suburb of Newark, near East Orange; 80 feet above idewater very healthy location; sewers; Delaware, Lackawanna and Western Railroad; 42 trains can way daily; 35 minutes from citr. For real, suburban residences; all medern conveniences; real, \$360 to \$600.

30 IN D. TOPPIN, Roseville, Newark, N. J.

SHORT HILLS,-To rent, for four or five

months, from May 1, fully furnished house with all modern conveniences; running water, bath, telephone, burglar alarm, &c.; stable, with use of family horse and phaeton; price \$200 per month. Address "H.", Room 18 Tribune Building, where photograph may be seen.

TO LET, FURNISHED, in Watertown, Conn., the residence of the late Eli Curtiss, house contains 13 rooms; bath and attic suitable for servants; parlor, library, sitting-room, dining-room, kitchen with fine range and laundry with set tubs on first floor; nursery and six chambers on second floor; rooms for two men servants in a small house; warandas on two sides of house; stables contain stalls for four horses; fruit of many kinds. For keys and particulars apply to F. E. DICKERMAN, Watertown, Conn. Station at 12, noon, every day but Sunday.

NEY, 66-2 Pine-at.

TO LET - At Bergen Point, N. J., \$600 to \$550 sach - 3 houses to let with all the modern samilary improvements; in the best losation in the city, on West Sthast; 3 minutes from Apply 120 minutes from New York, foot of Liberty-st., via the Central R. R. of New-Jersey; also a taily furnished house on the same street, 10 rooms \$65 per month; all first-class. Juquire of J. W. VAN BOSKERUK, hear depot.

TO RENT.—Cottage at Short Hills, N. J., one-third mile from depot of Delaware, Lackawanus and Western R. R. 10 roums, all movern improvements. In-quire of E. B. RENWICK, 15 Park Place, N. Y.

FOR RENT.—At Portchester, house 14 rooms, fully furnished; shade, fruit, &c.; carriage house and stable; boating and bathing; rent, \$1.000. Apoly on premises or to A. J. BERRIEN, JR. 34 Liberty st.

TO RENT.—The most desirable cottage in Bar Harber; beautifully surrounded with trees, guite bear the village, on the ocean front, THOS. B. MUSGRAVE, 29 Pinest, New-York.

TO LET.—In: Lyme, Conn., near Shore Line
R. R., the Sound and a good hotel, half an hour from NewLondon, a delightful cottage, thoroughly furnished; garden,
stable, &u; terms moderate. Address JUDGE McCURD Y.

City Property For Sale. WEST SIDE HOUSES CHAS. E. SCHUYLER & CO.,

V. K. STEVENSON & CO., 106 Broadway, or 663 5th-ave.

PETWEEN St. Nicholas and 10th aves., north areasable by elevated express trains and cable cars. Roem 123, 111 Broadway.

D A four-story heme built in the most thorough and careful manner; an exceptional opportunity to secure a distinctive
and very attractive residence in this testrable location.

L. J. C.A. FENTER,

41 Liberty-st., and 1,181 3d-ava.

Three-story high-stoop dwelling; lot 25x03.11; Sallors' Snug Harbor leasehold.

J. CARPENTER.

41 Liberty-st. and 1,181 3d-ave.

FOR SALE.

Nos. 1,060, 1,063 Madison.ave., between 80th and 81st
Fig.; No. 56 East 79th.st., 25:102; also northwest corner
Madison.ave. and 80th.st.; prices reasonable; can be seen
any time without permit. KILPATRICK, Builder.

353 East 78th.st. and 29 East S0th.st.

AT POMFRET STREET, CONN.-We offer FOR SALE .- An elegant 4-story private residence, latest improvements, No. 130 West 64th-st, as 45 East 74th-st. Priess extremely low. Alw ys open. CHARLES W. VAN DOREN, 44 Broadway. A T MONTCLAIR, on ORANGE MOUN-

O -Three-story high-stoop brownstone dwelling, near 5th ave. L station: price reduced, \$11,000; very liberal terms; can be seen to-day. I. J. CARPENTER,

A -FOR SALE OR LEASE.—Suitable for School Institution or Summer Boarding.—A modern residence, containing 28 rooms, situated on line of Erle Railway, among the picturesque hills of Rockland County, N. Y.; eight minutes' waik from express train depot; one hour from New-York; house has het and cold water, bath, laundry, furnace in cellar, and is in perfect order and ready for instant occupancy; the grounds border on a large rapid mountain brook; contain a fine assortment of fruit, good shade and kitchen garden; the whole will be sold for half cost of house. (Folio 3.227.)

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WEST END-AVE.. Corner 70th-st.-3-story
"Queen Anne" for sale, very low, or will rent,
OWNER, 38 West 49th-st.

2, 140 3D-AVE, (West side, near 117th-st). — houble house, one store (bakery), 25x80x100. Good investment in that growing lecality. CYRILLE CARREAU, agent, Grandest and Bowery.

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AT RENTS ranging from \$1,800 to \$5,000 to rent on and a Juning 5th, Madison and Park aves. Permits furnissed upon application at either effice, 166 Broadway or 6655th-ve. V. K. STEVENSON & CO.

ug Harbor leasehold.

1. J. CARPENTER,

41 Liberty-st, and 1,181 3d-ave. DESIRABLE HOUSES, unfurnished and furnished in all peris of the city. LSOM BROTHERS, 58 East 13th st., near Broadway. FIFTH-AVE.-Opposite Park.-To lease at 5

per cent on its value for, a superb cabinet initiated dwelling; perfect plumoing; maride bath room; burglar alarm; newly decorated; perfect to all respects. Apply to owner, care of Munn & Ca., 381 Broadway.

OFFICES TO LET in the Tract House, corper of Nassan and Spruce ats.; newly remodelled, with the property of the steam the stand lander's service free. cam heat and janiter's service free

ST. NICHOLAS: AVE., n. w. corner 153D-ST.

House and grounds, 160x220; elegant lawn and shade;
all improvements, calcinet trimmed, &c.; convenient to 6thave. I. R. ii.; to a dearable party, \$2,000., this is the most
beautiful location on the avenue.

C. I. FLEMING, owner, 48 West 59th-st.

TO LET-From May 1. Four-story house in west 73d-st, between 9th and 10th aves, Cabinet P. G. BOURNE, Arent, 25 West 23d st.

TO LET.-The three-story, brownstone dwell-

Ing. No. 339 Lenox-ave., northwest corner 127th-st.
Apply to SHAW & CO., No. 61 West 125th-st. 8 VACANT LOTS to LEASE for 10 or 20 years, would suit manufacturer's warerooms. Boulevard, above 59th-st. Price, interest and taxes. Would

Any proposition considered. Apply to DACUNHA, 1,471 Broadway.

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FOR SALE.—House, \$16,500, Clinton-st.—
at a great sacrifice; 2 story, French root, 14 rooms;
38,616, lot 40x1 4 cet: reception room, parlor, dising room
keepen on first floor; house cost \$20,000 to bridd; lot atone
worth \$14,000; a bona fide bargain; possession at any time.
CHARLAS A. SEYMOUR & CO., 203 Montaguest.,
Brooklyn.

TO LET.-FLATS-THE LOWEST RENTS in Brooklyn for equal accommodation, in the Fougers, corner of Clinton-et and Atlantic-ave, steam heat,
clevator, attendance, tiled halls, hard wood finish; every
convenience; 7 rooms and bath, within five minutes'
walk of Wall-st, and South ferries; rent 5500 and upward; two beautiful corner flats remain unrented; send
for a descriptive pamphiet. CHARLES A. SEYMOUR,
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A-CHANCE TO LEASE

House No. 2 Livingston Place, 17 rooms, \$1,800 and Croton; House No. 3, Livingston Place, 17 rooms, \$1,800 and Croton. Would rent separately or together. For permit and particulars, apply to H. MERRITT, No. 58 3dawe. TO LET-UNFURNISHED.

A country seat and farm, 133 acres; abundance fruit; an faiting running water; residence 14 rooms with modern im provesents; farner's house; commediate dust undistings handsome grounds; will reut residence and immediate grounds, furnished for the season. (Folio 3,387.)

PHILLIPS & WELLS, Tribnae Building. A PRETTY COTTAGE, 12 rooms, with stables and 3 acres; fruit and shade; situated Inweed, New-York City; react only \$600; will be put in nice order. Apply to HOW 1BD G. BADGLEY, 72 Wall-st. A HUDSON RIVER COUNTRY SEAT with

A HUDSON RIVER COUNTRY SEAT, or

Fruit Farm; 17 acres; great variety of choice fruit in abundance; romantic glen; fine shade; large house, 15 rooms, from which fine river and inland views can be had; necessary outbuildings; desirable healthy section.

(Folio 3,285)

PHILLIPS & WELLS,
Tribune Building.

A TAINS.-Large handsome residence with all modern conveniences; commodious stable; 5.1.2 acres, about one-third in grove; fine inland and water views, from Hell Gate to Sandy Hook; no nulsances; perfectly healthful; surrounded by handsome residences; few minutes to two depots. (Folio 2.02.)
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(Felio 1,46%)
PHILLIPS & WELLS, Tribune Building. AT NORWALK-ON-SOUND.—Modern resi-dence, 16 rooms; large grounds situated on Main.st. flagged sitewalk and street car to depot; all city improve-ments; first-class neighborhood; fine schools, churches, steres, &c.; fruit and shade; fishing boating and salling within walking distance. A perfect heme. (c) olio 3.230.) PHILLIPS & WELLS, Tribane Building. A COUNTRY SEAT with 8 acres in Fairfield

A County, Coan, two hours out, liouse 12 rooms, all improvement; tarn, stabling, &c, abundance fruits; good social and educational advantages. (Fello 1,644.)
PHILLIPS & WELLS, Tribuae Building. A SHORE COTTAGE, one and one-quarter hours out, Naw Haves Railway; three minutes from denot; new, melern, it room house; three such his acres; bath house on beach; one (Felo 1450, PHILLIPS & WELLS, Tribune Building. A COUNTRY SEAT, with 33 acres, 20 miles out, just beyond the Granges: fruit, shade, arriags; moders house, 10 rooms; gardener's house, outbuildings; pleasus, healthru section; sold to close an estate; price, \$14,000. (Folio 2767.)
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A NOLD ESTABLISHED paper mill now in operation and deing good business, also 10 acres, just beyond the Oranges, near station, suitable for subdivision (felle slide). PHILLIPS & WELLS, Tribune Building,

A FEW desirable cottages to rent at
LONG BEACHAND POLIT LOOKOUT.
adjacent to the farmous Leog Beach and Point Lookeut hotels. For particulars apply to
JOHN T. DEVINE, Manager, 115 Broadway. AT NEW-LONDON, Conn.-To rent for given as seen as wanted. L. G. TURNER, 79 Chambers at. AT GREENVILLE.—20 minutes from city, vin Jersey Central, nice 3-story and extension houses; all improvements; near station; \$45. W. H. ARMSTRONG, 45 Vescy-st.

A BARGAIN AT MONTCLAIR, N. J.—For sale of to let, an attractive residence on Mountain-aver, it rooms, all improvements, including town water, stable, I acre in lawn and gardes; all of non-condition.

CLARENCE B. TUBBS, 5 Beskman-st., N. Y. A T ROSELLE, N. J.—A handsome modern house; every improvement, newly papered and painted; fruit in season; near deps; convenient to city. Apply to A. D. HOPE, 121 Liberty, et., or OEO, F. CRANE, 89 Water st A CCESSIBLE, elegant mansions, residences, farms, hotels, factories, Western and coat and mineral lands, water froats: thousands, all directions, for sale, exchange, rent. J. A. VAN AUKEN & CO., 71 Bradway.

A STATEN ISLAND WATER-FRONT, 1,800 feet; ocean view; 200 acres fine land; good buildings, fruit, sinde: near depot; 49 minutes from New York City; can be beight at a bargain.

J. A. VAN AUKEN & CO., 71 Broadway. A LOVELY HOME of 20 acres within one hour by frequent and fast trains. Moders roomy Queen and actual trains. Moders roomy Queen annealment, and subudance hoolee fruit; rapid mountain brook; large shade; easy walk from depot, adjoining town of 10,000; lead rapidly growing in value; circumstances compel owner to reluctantly part with it. New York merchants families largely compose the neighborhood as all-year residents. Small nerd of registered cattle, tentements and furnishments of house can be had. A choice spot. (Folio 3,328) PHILLIPS & WELLS, Tribune Building. AT PLAINFIELD, N. J.-Modern Queen Anne residence: large ceraer plot: 5 minutes' walk by good astewalks to depot: most desirable part of village: a barrain to promot purchaser. (Folio 3,305) PHILLIPS & WELLS, Tribun-Building.

AT MOUNT VERNON.—An opportunity to feet from new depot at Washington to William 12 acres (over 500 city lors), 1,000 feet from new depot at Washingtonville, 24 minutes from Grand Central Depot; levestments such as this made the immense fortunes of eld New-Yorkers, race chance, (Folio 3,004).

PHILLIPS & WELLS, Tribune Building. A FAMOUS Stock and Dairy Farm of 400 acres in choicest part of orange County, N. Y., 2½ hours cut: three quarters of a mile from depot; first-class buildings; exceptionally well watered; fine fruit; good neighborhood, (Folio 1,561) PHILLIPS & WELLS, Tribune Building.

A MORRIS COUNTY, N. J., FARM, 68 acres; 1,200. (Folio 1,418.) PHILLIPS & WELLS, Tribune Building. A RESIDENCE, 12 rooms and 47 acres, near New Haven, Conn., in the highest state of fertility; must be sold to close estate; abundance of fruit and running water; country seat and farm combined. (Polis 751.)
PHILLIPS & WELLS, Tribune Building. A GENTLEMAN'S Country Seat and Farm,
Stacres 500 yards from village on Long Branch Railway, one hour out; a perfect place; in highest state of fertility and repair; will take city property or small nearby place
in part payment. (Folio 1,601.)
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CRANFORD, N. J.—45 minutes Cen. R. R. of N. J.; new house, 9 rooms; water, furnace, range, electric bells; lot 66:150; 333 a menth; four churches, graded schools, good boating and fishing. H. S. CHANDLER, 251 Broadway, of H. E. ATWATER, Cranford. BEAUTIFUL COTTAGES on Long Island sound, with good beach, an hear from city, from \$150 to sood the season OPPORTUNITY. Box 10, Tribune Office. FOR SALE—\$15,000, at Mountain Station, Orange, NJ. 43 minutes from the city—Modern residence, 8 bodrooms, running water and gas; stable and poultry house; as are lawn; flue trees, shurbbery and garlen; sear house; as are lawn; flue trees, shurbbery and garlen; sear station. Address

P. O. Box 935, New York. TOR SALE or RENT.—At Roseville, N. J.; desirable residence, it rooms; modern improvements; large plot; highest greund; fine views; good stable; excelent neighberhood; near station; owner west; must disjone of property. BOBERT APPLETON, JR., Brick Church,

FOR SALE or TO LEASE.—Valuable water front, East River, near Whitestone; 24 acres of land suitable for business purposes or building sites.

Apply to SETON WISSMANN, 79 Cedar-st.

FOR SALE or TO LET for a term of years, Grand View, Locaport, N. V.—This sine residence is fitted up with every mosters convenience; splentid barn; large grounds and unarpassed outlook; would wichage for Western lauds or form; the latter within 200 miles of Chicago. Apply J. WOLFENDEN, Hotel Worth, Washington Boulevard, Chicago. In THE Highlands of the Hudson desirable residence, 14 (or 50) acres, adjoining pillage, near deset; a proposition parties with a significant proposition parties with a significant proposition of the most charming views at the river. (For its 3,000) one-third of coat be clear with one of the most charming views at the river. (For its 3,100.) PHILLIPS & WELLS, Tribune Building.

MILLS'S OUT OF TOWN REAL ESTATE CATALOGUE.—About 1,500 properties for sale and real Ready Monday. Milled free.

8. S. Milles, Jr., 957 Broadway. TO LET.—At Inwood-on-Hudson (West 208th-st., New-York City), house, 11 rooms, all modern improvements; Croton, gas and carden; rent, 4000. Apply to H. P. CARLSON.

Country Property For Sale and Co Cet

MORRIS PARK,

THE POPULAR AND FAVORITE NEW SUBURBA SETTLEMENT OF WELL-PLEASED PURCHASERS. 30 MINUTES FROM CITY On Atlantic ave. Division Long I dand Railroad. | FREQUENT TRAINS.

LOW COMMUTATION. The rapid progress now being made toward the early

SUBURBAN HOMES

A complete directory of desirable places for residences along the Eric Railway within fifty miles of New-York containing illustrated plans of PICTURESQUE ERIE. houses, price of land, population, number of schools and churchen methods by which one can become his own landlord, and other valuable infermation. This book can be obtained a nay ticket office of the Eric Gempany for 5 cents, or by

Healthfulness and Accessibility, cannot be excelled anywhere in the vicinity of the

A BEAUTIFUL Country Home within the city limits to left large house, having modern conveniences and partially furnished, stable, &c.: 8 acres in garden and laws: plenty of fruit and shale trees, cow and chickens with the place; horse cars from 3d ave. "L" road puss the gaie; reat medicate to approved tenast. Apply to HOWARD G. BADGLEY, 72 Wall-st., or THOS. MURFORD, Owner, 101 Wall-st. STONE SIDEWALKS.

We are prepared to locate desirable parties upon very favorable terms. A small amount down as evidence of good faith, and subsequent quarterly payments that would otherwise go for rent, will make you your own landlord. Parties destring to own their homes should confer with us and visit the property.

For particulars, maps, schedule of prices, etc., address of apply to dress of apply to PREST., 115 BROADWAY, N. Y. F. W. DUNTON, PREST., 115 BROADWAY, N. Y.

ARVERNE HOTEL Apply Room 609, Mutual Life, 32 Nassau; or Room 24, Do-mestic Building, 853 Breadway, cor. 14th-st., New-York.

vestments, also Excursion Rates to the City, will be se free on application to the BOARD OF TRADE, Topeka, Kansas.

In Block 1, at the village of Franklin Park N. J., ad joining the Pennsylvania R. R. station in that village. Apply in the counting-room of The Tribune. FOR SALE.—One of the best hotel properties

FOR SALE .- \$5,500; Rutherford, N. J., 30

LONG BRANCH.—To let, handsomely fur-nished house; 12 rooms; plenty shade; all improve-ments; sue block from ocean, three blocks from West End Hotel; best cottage at Branch for the price. Address Box 149, P. O., Long Branch, N. J.

ORANGE, N. J.—Mountain Cliff, accessible, 1 hour of (and overlooking) New-Yerk; 600 feet clevation, unquestionably healths, for sale, \$32,000, to close estate; especious residence, substantial molern, 9 acres, state; especious residence, enhealth in over 9 acres, state; especious residence, enhealth in over 9 acres, state; especious residence, enhealth in over 9 acres, states and production of the control of

RENT, \$500.—Stone cottage, furnished; 10 rooms; bath, plumbing, &c.; sorth shore of Long Island; one hour and less on trains. Address JANITOR, 55-Liberty-st., New-York.

SHORT HILLS, N. Y.

Four acres, excellent house and stable, all in perfect order: laws, croquet and tennis grounds; abundance choice fruit; elevided location with fine view; proc \$14,000. Address A. C. DANMAN, Owner, Newark, N. J.

TO LET OR FOR SALE.—Great Neck, L. I., former residence of Hon. Benj. Wood: large house, 5 acres; near depot, churches and schools. Apply to JOS. S. SFIN-NEY, 66-2 Pinnest.

TO LET.—At Netherwood, N. J., 5 minutes from the station, a fine, large residence: double house, in good repair, costaining 12 rooms; also bars, 6 acres of land; to a good tenant \$300 per year. Inquire of M. M. TH(RN, Plainfield, N. J., or f. C. KIGGINS, 125 Williamst, New York.

To LET.—In the healthy village of Matawan, N. I., a desirable cottage of 11 rosma; salt water bathing on grounds; abundance of shade; schools and churches within 10 minutes walk of house; rent, \$150 per year. Address M., Tribune Office.